

## EL HERROJO, BENAHAVIS



bedrooms **4**    bathrooms **3**    built<sub>m2</sub> **235**    plot<sub>m2</sub> **304**

### LUXURY TOWNHOUSE IN EL HERROJO, BENAHAVÍS WITH 4 BEDROOMS

Perched in the prestigious El Herrojo area of Benahavís with stunning sea views, this beautifully appointed four-bedroom townhouse represents the very best in modern luxury living. Every detail has been carefully considered, from the sophisticated smart home technology and bespoke carpentry to the premium finishes that flow seamlessly throughout the interiors and outdoor spaces. Whether relaxing in the rooftop jacuzzi, entertaining around the outdoor BBQ terrace, or simply enjoying the panoramic views, this exceptional property offers an effortless lifestyle in one of the Costa del Sol's most coveted locations

community    -- month    garbage 22 €    IBI 663 €    for sale **1.695.000 €**

## El Herrojo, Benahavis

### Luxury Townhouse in El Herrojo, Benahavís with 4 bedrooms

The interiors immediately impress with elegant herringbone wooden floors by renowned Norwegian brand BOEN, complemented throughout by Gunni ceramic tiles that flow seamlessly from indoors to out. Bespoke, custom-made carpentry has been thoughtfully integrated across the entire property, adding a sense of craftsmanship and individuality rarely found at this level. The gourmet kitchen is equipped with premium Miele and Siemens appliances, while a dedicated laundry area ensures every practicality is catered for. Underfloor heating runs through all bathrooms and the kitchen and dining area, keeping the home warm and welcoming year-round.

Outdoor living takes centre stage on the ground floor terrace, where a Beefeater built-in BBQ with a sink and stone countertop sits beneath stylish electrical awnings — the perfect setting for al fresco entertaining. The crowning glory of the property, however, is the spectacular rooftop terrace: fully equipped with a Siemens dishwasher, fridge, sink and stone countertop for effortless outdoor dining, and complete with a HotSpring jacuzzi from which to soak in the panoramic sea views in total luxury. The home is fully integrated with a Jung Smart Home system, allowing you to control lighting and underfloor heating remotely via app. Climate comfort is further refined by the Airzone heating and cooling system, offering room-by-room temperature control — also manageable from your smartphone from anywhere in the world.

The bioclimatic car pergola with an electrically operated roof, controllable via remote in multiple positions, adds a distinctive and practical architectural touch, while outdoor security cameras and readiness for an electric car charger future-proof the property for modern living. Adding further appeal, the property holds a valid short-term rental licence — making it an outstanding investment opportunity as well as a superb primary or holiday residence — and benefits from a wealth of amenities within easy reach.

A rare opportunity to acquire a truly turnkey home in one of the Costa del Sol's most sought-after addresses.

|               |                       |                 |              |                         |             |
|---------------|-----------------------|-----------------|--------------|-------------------------|-------------|
| Reference     | 145581                | Beds            | 4            | Built m <sup>2</sup>    | 235         |
| Type          | Town House            | Baths           | 3            | Interior m <sup>2</sup> | ---         |
| Location      | El Herrojo, Benahavis | En-suite Baths  | -            | Terrace m <sup>2</sup>  | ---         |
|               |                       | Guest Toilets   | 3            | Plot m <sup>2</sup>     | 304         |
|               |                       | Pax             | ---          |                         |             |
| Pool          | Communal              | Community       | ---          | Levels                  | ---         |
| Garden        | Communal              | Garbage         | 22 € / year  | Floor                   | ---         |
| Garage        | Private               | IBI             | 663 € / year | Orientation             | ---         |
| Parking slots | 2                     | Construct Year  | 1994         | EPC                     | In Progress |
|               |                       | Renovation year | ---          |                         |             |

For sale

**1.695.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.















